

OWNER'S STATEMENT

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE RIGHT, TITLE OR INTEREST IN THE LAND INCLUDED WITHIN THE LAND SUBDIVIDED SHOWN ON THE ANNEXED MAP...

MELLS FARGO BANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION
R. L. Lapointe, Jr. V.P.
DONNA M. CUMMINGS - VICE PRESIDENT

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) S.S.
COUNTY OF SAN FRANCISCO)
ON March 25, 1999 BEFORE ME, Judy Lee, Notary Public
PERSONALLY APPEARED Raymond L. Lapointe, Jr., Donna M. Cummings
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE (THEY) EXECUTED THE SAME IN HIS/HER (THEIR) AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER (THEIR) SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

UTILITIES EASEMENT CERTIFICATE

THE CITY OF RIVERSIDE BEING THE OWNERS OF THE BELOW DESCRIBED EASEMENTS, HEREBY CONSENTS TO THE MAKING AND THE FILING OF THE ANNEXED MAP.
1. AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED JULY 7, 1994 AS INSTRUMENT NO. 273441 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR LANDSCAPING, STORM DRAIN, PUBLIC UTILITY AND SIDEWALK FACILITIES.
2. AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED OCTOBER 30, 1987 AS INSTRUMENT NO. 314041, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR ELECTRICAL PURPOSES.

DATED APRIL 1, 1999
BILL D. CARNAHAN PUBLIC UTILITIES DIRECTOR
BY: Dieter P. Witzfeld

SIGNATURE OMISSION

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO FEE.
1. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA TELEPHONE COMPANY, RECORDED SEPTEMBER 7, 1946, IN BOOK 770, PAGE 341 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID EASEMENT IS FOR PUBLIC UTILITIES.
2. AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED JULY 7, 1994 AS INSTRUMENT NO. 273441 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR LANDSCAPING, STORM DRAIN, PUBLIC UTILITY AND SIDEWALK FACILITIES.
3. ALL OIL, GAS AND OTHER MINERAL AND MINERAL RIGHTS AS RESERVED TO HARRIET F. SMITH AND H. RUSSELL SMITH, TRUSTEE FOR THE ELLEN SMITH TRUST, UNDER DECLARATION OF TRUST DATED AUGUST 27, 1964, AS TO AN UNDIVIDED 20% INTEREST, SUN GOLD, INC., A CALIFORNIA CORPORATION, AS TO AN UNDIVIDED 20% INTEREST, AND VIRG AND CO., A PARTNERSHIP, AS TO AN UNDIVIDED 60% INTEREST, BY QUITCLAIM DEEDS RECORDED FEBRUARY 9, 1967, AS INSTRUMENT NOS. 10976 AND 10977, AND FEBRUARY 14, 1967, AS INSTRUMENT NO. 12168, ALL OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
4. ALL OIL, GAS AND OTHER MINERAL AND MINERAL RIGHTS 500.00 FEET OR MORE BELOW THE SURFACE, WITHOUT THE RIGHT OF ENTRY UPON THE SURFACE AS CONVEYED BY DEED RECORDED JULY 18, 1960, AS INSTRUMENT NO. 63434 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
PARCEL MAP NO. 28919

PORTION OF SECTION 33, T.2S., R.4W., AND A PORTION SECTION 4, T.3S., R.4W., SAN BERNARDINO MERIDIAN IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
MARCH, 1999

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 7th DAY OF April, 1999 FOR CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE.
DATED April 7, 1999 RICHARD D. McGRATH, R.C.E. 31952
CITY ENGINEER, EXPIRES 12/31/2000
Richard D. McGrath
TENTATIVE MAP APPROVED AUGUST 20, 1998

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE REAL PROPERTY SHOWN ON THIS MAP IS NOT SUBJECT TO ANY SPECIAL ASSESSMENTS, BONDS AND/OR LIENS WHICH HAVE NOT BEEN PAID IN FULL. THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY. EXCEPT FOR THE BONDS OF CFD 90-1.
DATED 3/31, 1999 JERRY ROGERS, CITY TREASURER
BY: WR Stammen

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF SIX (6) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 28919 AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS AND THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME THERETO AS CITY CLERK OF THE CITY OF RIVERSIDE, STATE OF CALIFORNIA AND AFFIX THE OFFICIAL SEAL OF SAID CITY THERETO.
I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 13th DAY OF April, 1999.



COLLEEN J. NICOL
CITY CLERK OF THE CITY OF RIVERSIDE
BY: Colleen Nicol

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$509,100.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.
DATED April 14, 1999 CASH TAX BOND
GERALD A. MALONEY CLERK OF THE BOARD OF SUPERVISORS
PAUL McDONNELL COUNTY TAX COLLECTOR
BY: Gloria Perri-Smith DEPUTY
BY: DEPUTY

RECORDER'S STATEMENT

FILED THIS 15th DAY OF APRIL, 1999 AT 8:00 A.M. IN BOOK 193 OF MAPS AT PAGES 92-97 AT THE REQUEST OF THE CITY CLERK.
FEE \$16.00
NUMBER 159828
GARY L. ORSO COUNTY ASSESSOR-CLERK-RECORDER
BY: S. Regan DEPUTY
SUBDIVISION GUARANTEE: CHICAGO TITLE COMPANY

SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF SIX (6) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING OCTOBER 1998: THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN PLACE WITHIN ONE (1) YEAR FROM RECORDATION OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.
DATED MARCH 11, 1999



Matthew E. Webb
MATTHEW E. WEBB, L.S. 5529
L.S. EXPIRES SEPT. 30, 2000

TAX COLLECTOR'S STATEMENT

I HEREBY STATE THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$509,100.00.
DATED March 29, 1999
PAUL McDONNELL COUNTY TAX COLLECTOR
BY: Evelyn Wallace DEPUTY

UTILITIES CERTIFICATE

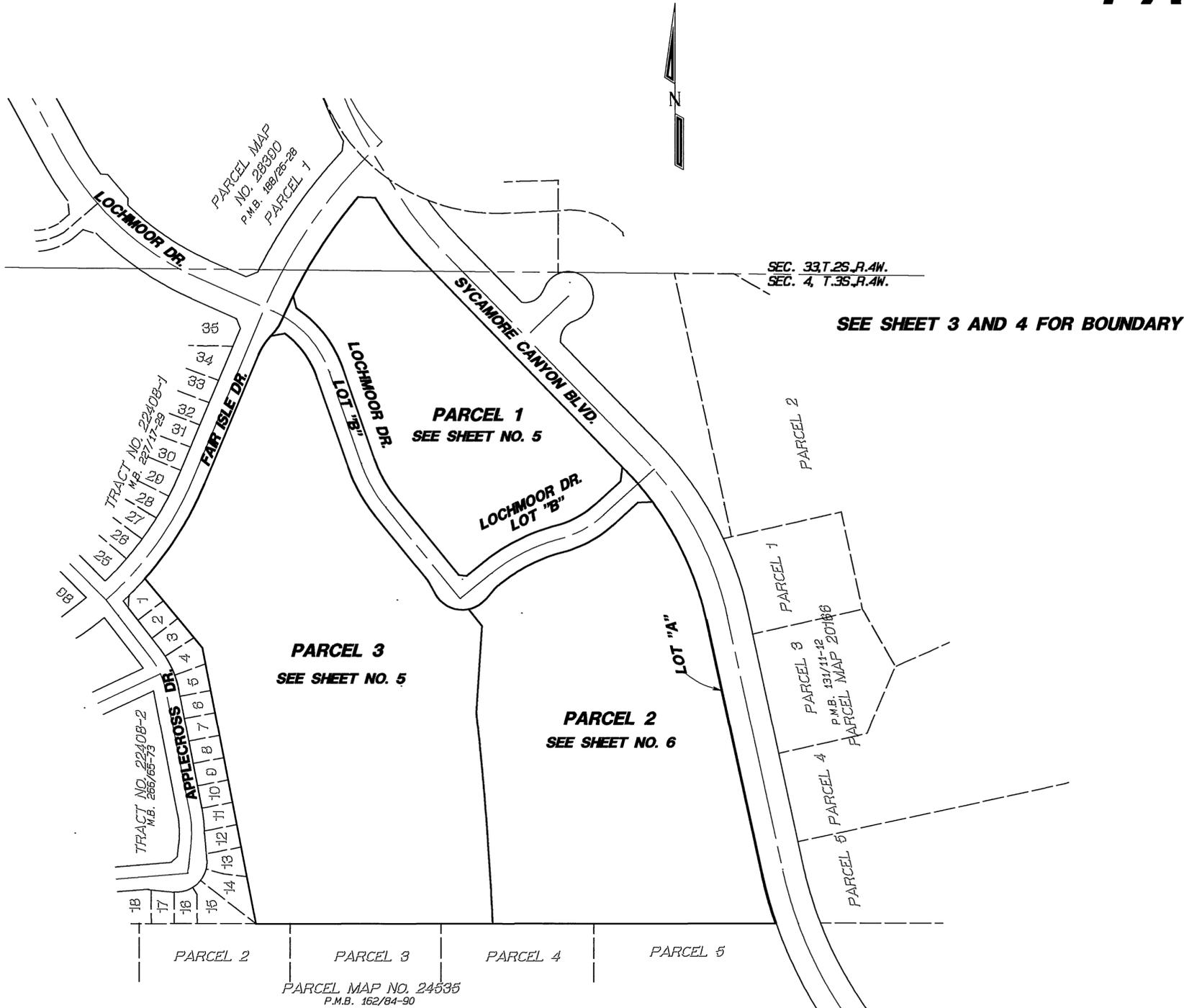
I HEREBY CERTIFY AS FOLLOWS:
WATER FACILITIES:
THAT THE SUBDIVIDER NAMED ON THIS PARCEL MAP HAS DEPOSITED WITH THE CITY OF RIVERSIDE, PUBLIC UTILITIES DEPARTMENT, SUFFICIENT FUNDS OR MADE THE REQUIRED ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF WATER FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL PARCELS AS SHOWN ON THIS PARCEL MAP.
ELECTRIC FACILITIES:
THAT THE SUBDIVIDER NAMED ON THIS PARCEL MAP HAS NOT DEPOSITED WITH THE CITY OF RIVERSIDE, PUBLIC UTILITIES DEPARTMENT, SUFFICIENT FUNDS BUT HAS MADE THE REQUIRED ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL PARCELS AS SHOWN ON THIS PARCEL MAP.
EASEMENTS:
THAT ALL PUBLIC UTILITIES EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE WATER AND ELECTRIC DIVISIONS OF THE PUBLIC UTILITIES DEPARTMENT OF THE CITY OF RIVERSIDE.
DATED APRIL 1, 1999
BILL D. CARNAHAN PUBLIC UTILITIES DIRECTOR
BY: Dieter P. Witzfeld

193 / 93
P.M.B. 193 / 93

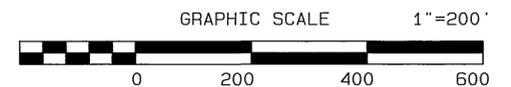
IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
PARCEL MAP NO. 28919

PORTION OF SECTION 33, T.2S., R.4W., AND A PORTION
SECTION 4, T.3S., R.4W., SAN BERNARDINO MERIDIAN IN THE CITY
OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
MARCH, 1999



INDEX MAP



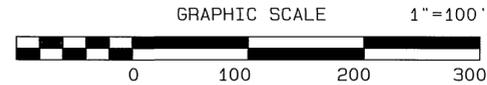
P.M.B. 193 / 93

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

PARCEL MAP NO. 28919

PORTION OF SECTION 33, T.25., R.4W., AND A PORTION SECTION 4, T.35., R.4W., SAN BERNARDINO MERIDIAN IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

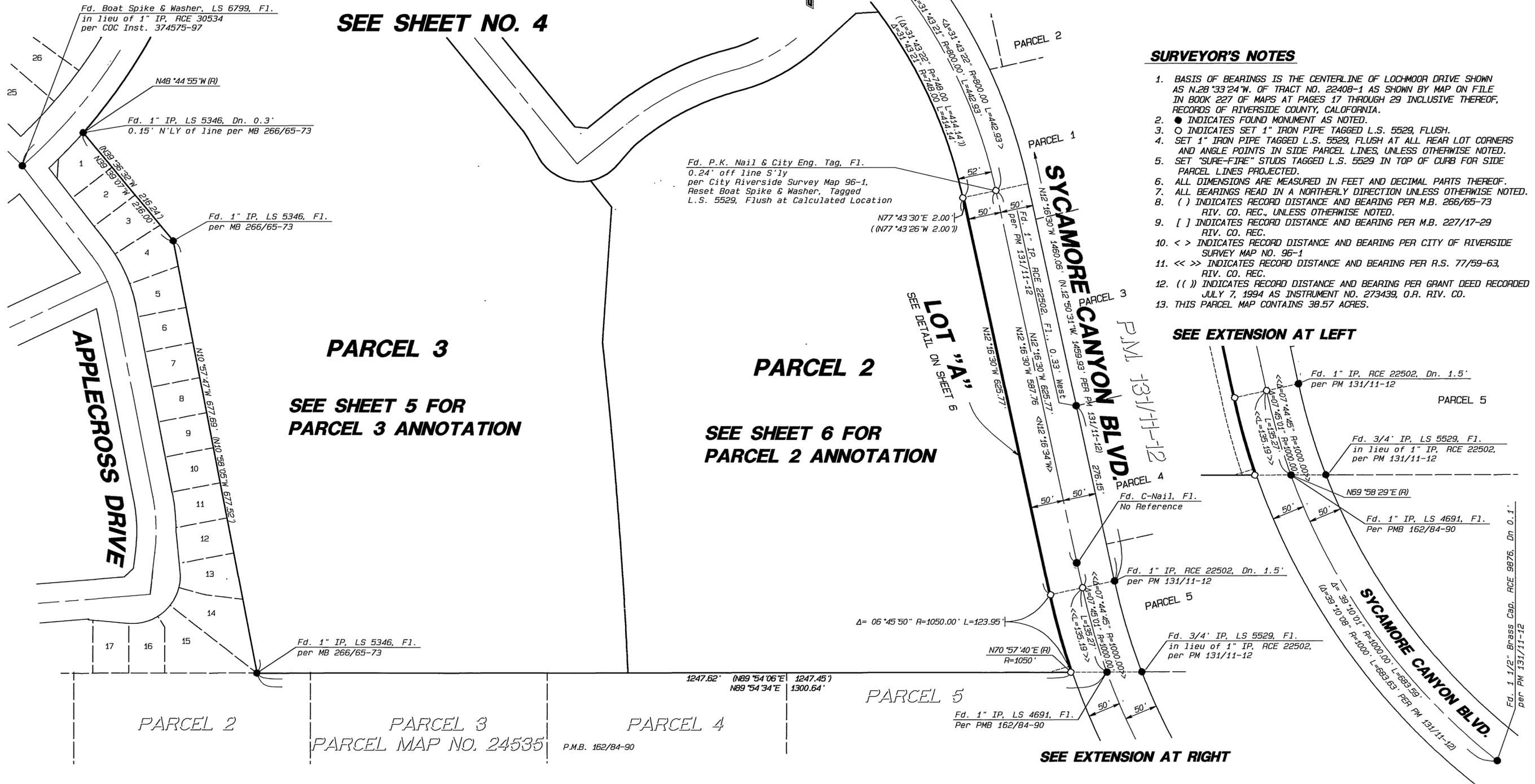
ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
MARCH, 1999



SEE SHEET NO. 4

SURVEYOR'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF LOCHMOOR DRIVE SHOWN AS N.28°33'24"W. OF TRACT NO. 22408-1 AS SHOWN BY MAP ON FILE IN BOOK 227 OF MAPS AT PAGES 17 THROUGH 29 INCLUSIVE THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ● INDICATES FOUND MONUMENT AS NOTED.
3. ○ INDICATES SET 1" IRON PIPE TAGGED L.S. 5529, FLUSH.
4. SET 1" IRON PIPE TAGGED L.S. 5529, FLUSH AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE PARCEL LINES, UNLESS OTHERWISE NOTED.
5. SET "SURE-FIRE" STUDS TAGGED L.S. 5529 IN TOP OF CURB FOR SIDE PARCEL LINES PROJECTED.
6. ALL DIMENSIONS ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
7. ALL BEARINGS READ IN A NORTHERLY DIRECTION UNLESS OTHERWISE NOTED.
8. () INDICATES RECORD DISTANCE AND BEARING PER M.B. 266/65-73 RIV. CO. REC., UNLESS OTHERWISE NOTED.
9. [] INDICATES RECORD DISTANCE AND BEARING PER M.B. 227/17-29 RIV. CO. REC.
10. < > INDICATES RECORD DISTANCE AND BEARING PER CITY OF RIVERSIDE SURVEY MAP NO. 96-1
11. << >> INDICATES RECORD DISTANCE AND BEARING PER R.S. 77/59-63, RIV. CO. REC.
12. (()) INDICATES RECORD DISTANCE AND BEARING PER GRANT DEED RECORDED JULY 7, 1994 AS INSTRUMENT NO. 273439, O.R. RIV. CO.
13. THIS PARCEL MAP CONTAINS 38.57 ACRES.



P.M.B. 193 / 94

P.M.B. 193 / 94

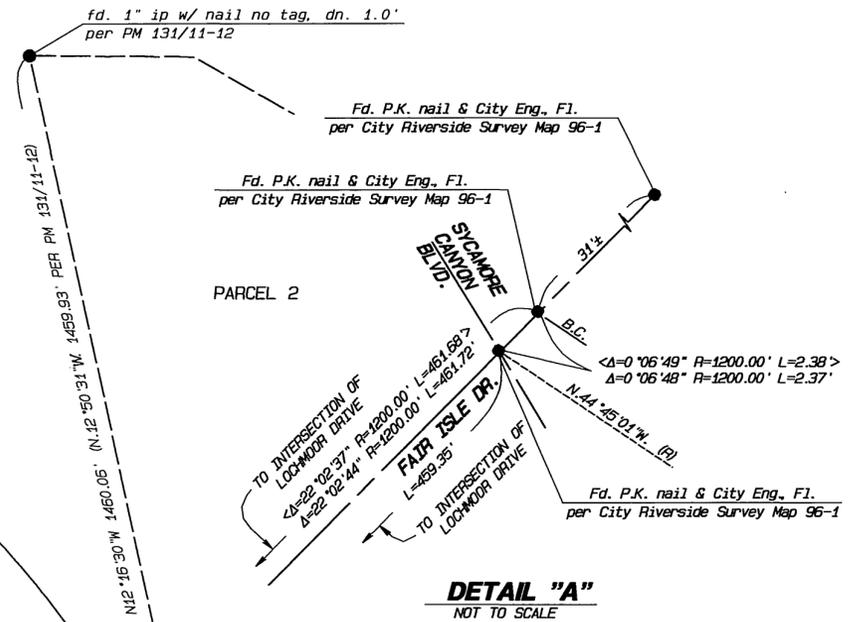
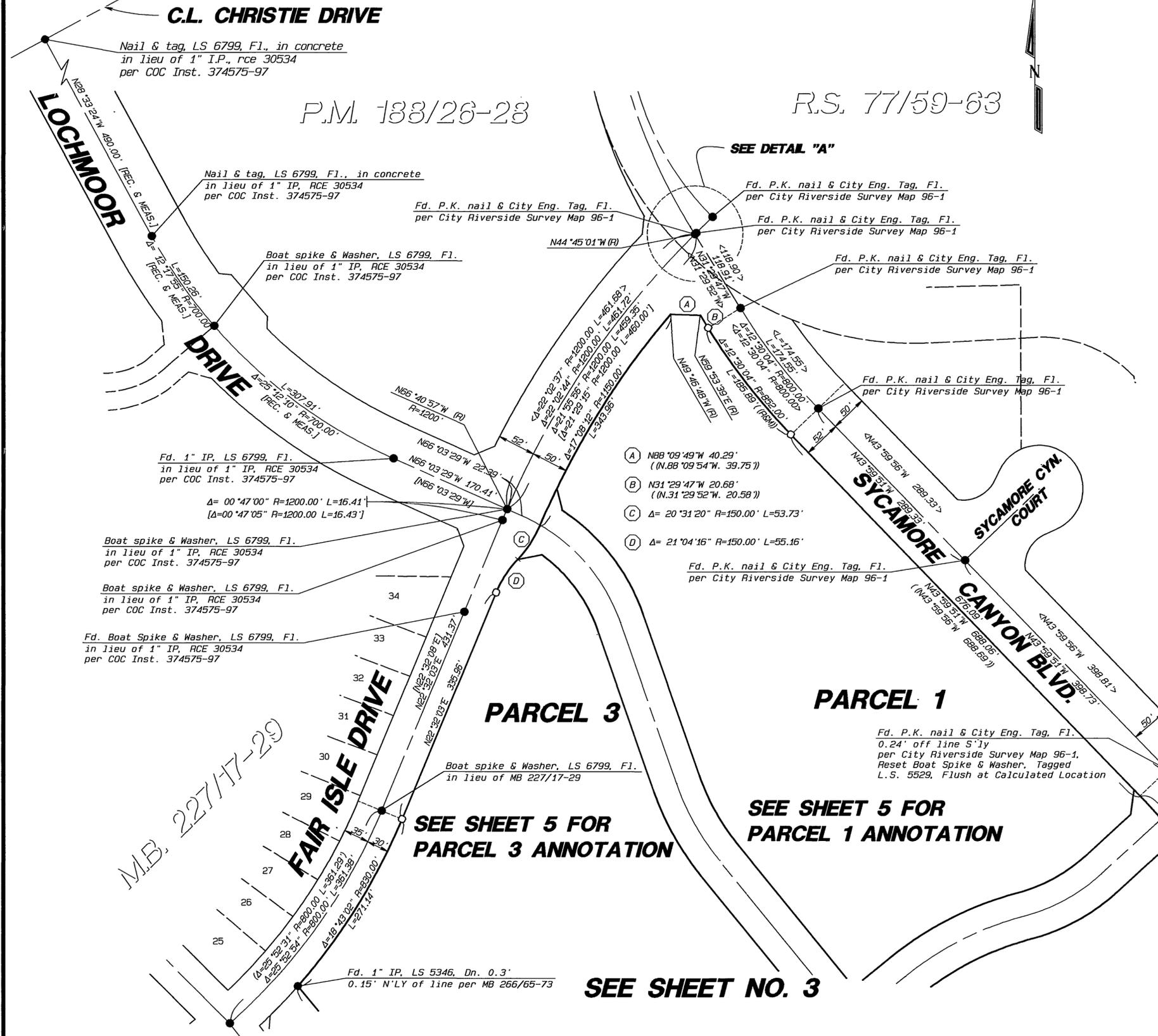
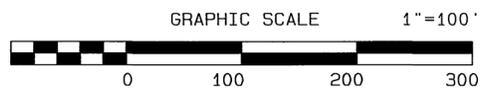
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P.M.B. 193 / 95

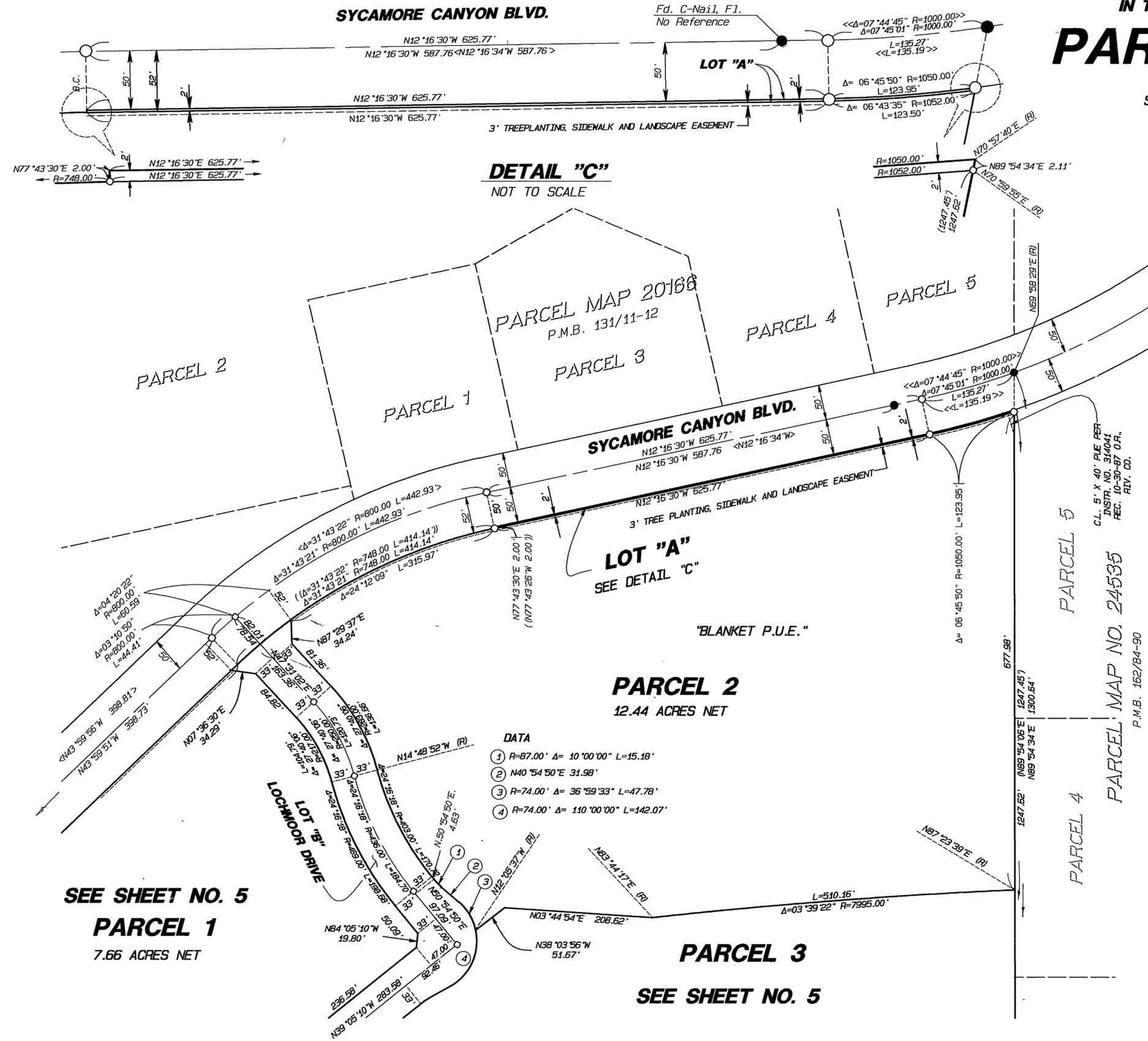
P.M.B. 193 / 95

193 / 95

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ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
 RIVERSIDE, CALIFORNIA
 MARCH, 1999



DETAIL "C"
 NOT TO SCALE

SURVEYOR'S NOTES

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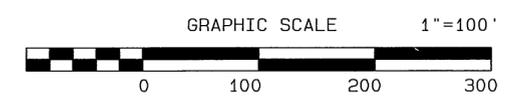
NOTE: SEE SHEETS 3 AND 4 FOR DESCRIPTION OF FOUND MONUMENTS

DATA

①	R=87.00' Δ= 10°00'00" L=15.18'
②	N40°54'50"E 31.98'
③	R=74.00' Δ= 36°59'33" L=47.78'
④	R=74.00' Δ= 110°00'00" L=142.07'

SEE SHEET NO. 5
PARCEL 1
 7.66 ACRES NET

PARCEL 3
 SEE SHEET NO. 5



P.M.B. 193/97

P.M.B. 193/97